

Report No.
DRR16/054

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Thursday 2nd June 2016

Decision Type: Non-Urgent Non-Executive Non-Key

Title: DC/15/02399/LBC – SUNDRIDGE PARK MANOR, WILLOUGHBY LANE, BR1 3FZ

Contact Officer: Karen Bradshaw, Principal Planner
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Chief Officer: Chief Planner

Ward: Plaistow and Sundridge

OS Grid Ref: E: 541788 N: 170628

Applicant: City and Country

Objections: YES

Description:

Change of use of existing Grade 1 listed Mansion from hotel to 22 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure

Constraints:

**Listed Building Grade 1
Adjacent Listed building
Adjacent Site of Interest for Nature Conservation
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Green Chain
Metropolitan Open Land
Smoke Control**

JOINT REPORT WITH 15/02398/FULL1

Listed building consent is sought for the change of use of the Mansion from hotel to 22 residential flats which involves partial demolition of the rear of the Mansion and erection of new rear extensions and internal and external alterations to the refurbish the historic parts of the Mansion plus some tree removal, landscaping and associated infrastructure.

The detailed description and analysis of the acceptability of the scheme and the impact on the listed building is set out in the accompanying planning application report ref 15/02398 which appears elsewhere on this agenda.

Based on the conclusions of the above report, it is considered that listed building consent should be granted for the proposed works to the Sundridge Park Manor and relevant conditions are recommended below.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Subject to the following conditions

1. The works hereby granted consent shall be commenced within 5 years of the date of this decision notice.

REASON: Section 18, Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the application plans, drawings and documents as detailed below

Details of plans and documents to follow

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority when judged against the policies in the London Plan 2015 and the Bromley UDP 2006

3. Details and samples of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and hard landscaping materials where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area

4. All internal and external works of making good to the retained fabric of the building shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile. Details of the internal finishes of the accommodation within the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details and thereafter permanently retained on such.

REASON: In order to comply with Policy BE8 of the Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

5. Details of the proposed any external flues, including colour samples and fixing, shall be submitted to and approved by the local planning authority prior to the first installation of any of the flues and implemented in accordance with the approved details and permanently retained thereafter.

Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

6. A sample of the proposed ironwork to be used to enclose the lightwell and terrace of flats 2 and 4 shall be submitted to and approved by the local planning authority prior to the first installation of any of the flues and implemented in accordance with the approved details and permanently retained thereafter.

Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

7. Details of the materials to be used for the glazed extension for Flat 15 shall be submitted to and approved by the local planning authority prior to the first installation of any of the flues and implemented in accordance with the approved details and permanently retained thereafter.

Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

8. A method statement setting out details of the removal and safe storage of existing landscape features to be removed during the construction period shall be submitted to and approved by the local planning authority prior to the first installation of any of the flues and implemented in accordance with the approved details and permanently retained thereafter.

Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

9. Details of the measures to secure the protection of the pulhamite grotto and other landscape features in the vicinity of the construction site shall be submitted to and approved by the local planning authority prior to the first installation of any of the flues and implemented in accordance with the approved details and permanently retained thereafter.

Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

10. Notwithstanding the details shown on submitted plans, further details of the design and layout of the forecourt area, including measures to prevent car parking and the installation of signage, shall be submitted to and approved by the local planning authority prior to the first installation of any of the flues and implemented in accordance with the approved details and permanently retained thereafter.

Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.